



# Achinduich House

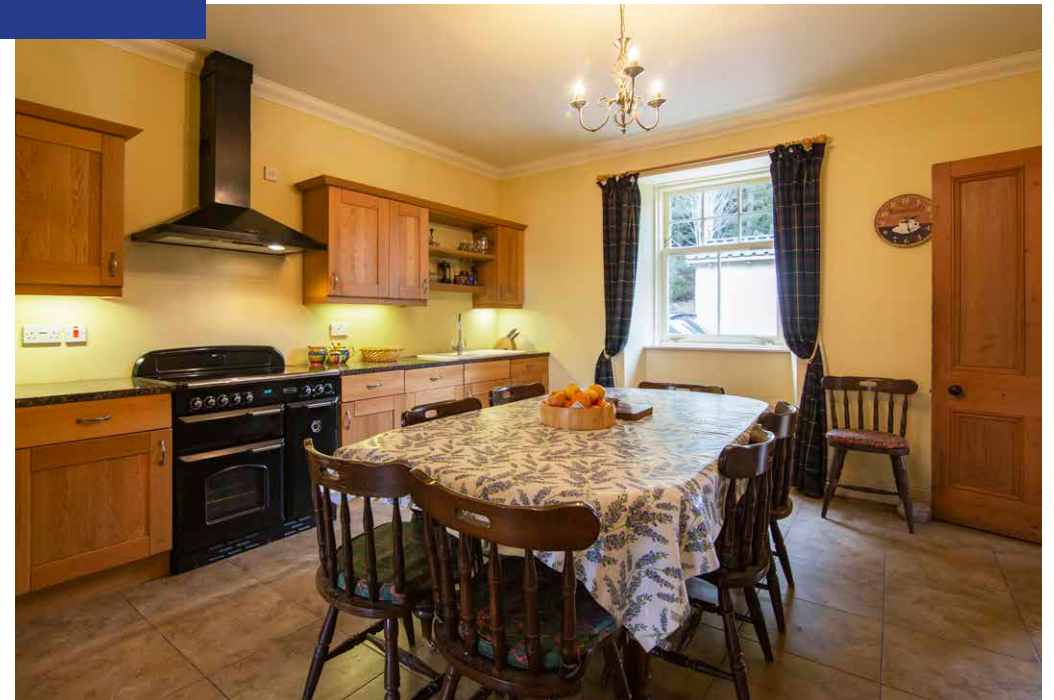
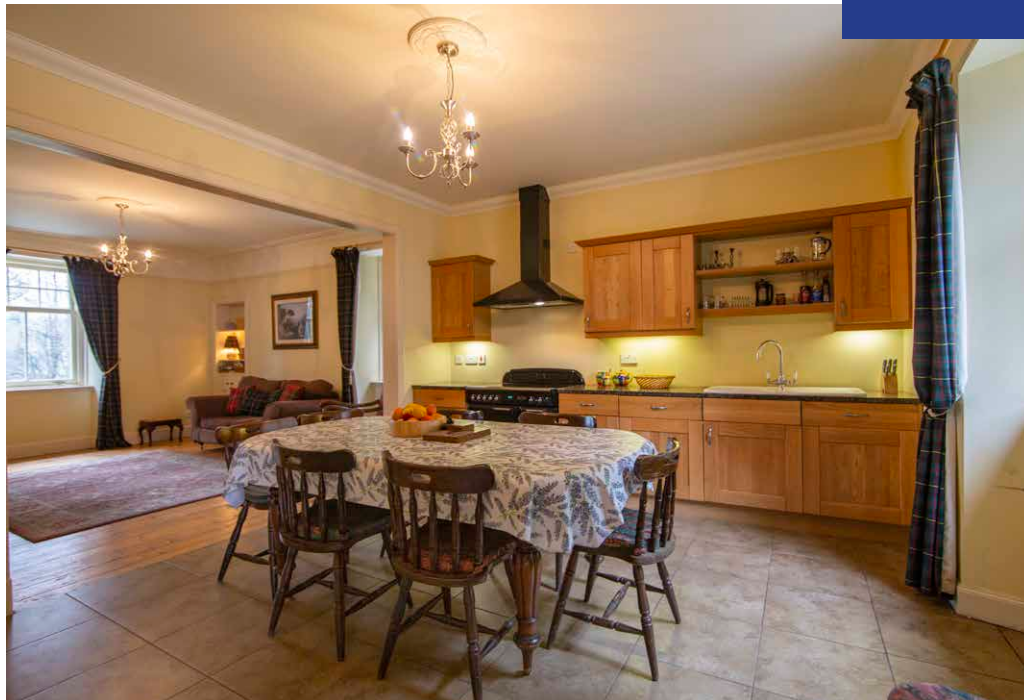
Lairg IV27 4EX

[bellingram.co.uk](http://bellingram.co.uk)

 Bell  
Ingram

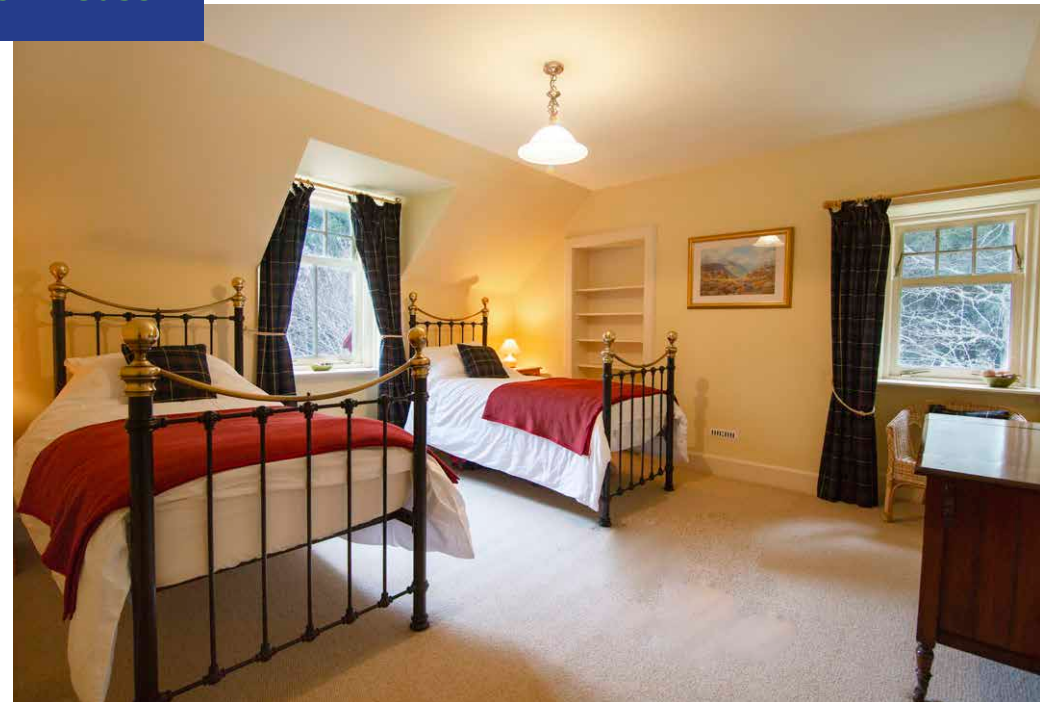


Achinduich House





Achinduich House



Four-bedroom traditional detached property set in its own woodland extending to approximately 2 acres close to the Sutherland villages of Lairg and Bonar Bridge.

Secluded location with a good privacy

Beautifully decorated with high quality finishing's



**Situation**

Achinduich House is a spacious detached property situated on the road which leads from Bonar Bridge to Lairg. The peaceful village of Lairg 4 miles away is the crossroads for the North and West coasts of Scotland which is an area of outstanding natural scenery and native wildlife. There are a range of local amenities including shops, railway station, Post Office, Dentist and Health Centre. Lairg has a Primary school with secondary schooling at Golspie High School.

Bonar Bridge, some 6 miles away, is a busy village with shops, bistro and café, doctor’s surgery, library, cottage hospital and golf course. The area is well known for salmon and trout fishing with many local rivers and lochs nearby. Hillwalking and mountaineering are also popular recreations in the surrounding countryside.

Inverness, the Capital of the Highlands, is approximately 44 miles by road and has a modern shopping centre, hospital, theatre, cinemas and a mainline railway station. Inverness Airport has a variety of services to destinations both domestic and overseas.

**Directions**

From Inverness take the A9 north crossing the Kessock and Cromarty Bridges. After Evanton turn left on the B9176 signposted for Bonar Bridge and Lairg. Continue for some 14 miles turning left on the A836 just before Ardgay. Cross the Bonar Bridge and continue left through the village for a further 6.2 miles on the A836. You will see a large lay-by at the right of the road and the driveway to Achinduich House is accessed from here.

**Description**

Achinduich House is a traditional highland property situated in a woodland garden extending to approximately 2 acres and was built in 1900 when the estate was under the ownership of Andrew Carnegie. The property has spacious and well laid out accommodation and has been tastefully decorated to retain a traditional feel and has very good quality fixtures and fittings. The property is fully double glazed and had oil fired central heating.

The property is accessed via a gravel driveway to a gravel parking area where there is space for several vehicles.

A UPVC hardwood door leads to the utility room which has plumbing for a washing machine. It has a ceramic tiled floor for ease of cleaning. A door leads to the hallway and a further door opens to the dining kitchen which has a very good range of floor and wall units in oak. There is a ceramic sink and a range master oven with ceramic hob and an integrated dishwasher. The kitchen has a ceramic tiled floor there is plenty of room for a dining table.

A large opening leads to the sitting room which has a wooden floor and dual aspect windows which overlook the front and side gardens enjoying views over the garden. A door leads to the hallway where there is a WC under the stairs. A door leads to the front vestibule which in turn takes you to the front garden.

The living room sits opposite the sitting room and this room again has dual aspect windows enjoying views over the front and side gardens. There is a central feature of an open fire with a slate hearth and wooden surround.

Returning to the hall and a staircase rises to the upper floor where there is a bathroom to the right with a three-piece suite comprising bath, sink, WC. There is a shower over the bath.

Two further steps take you to the landing which has doors accessing all bedrooms.

Bedroom one has a window to the side and three built-in storage cupboards. There is an en-suite shower room with two-piece suite in white and a modern large walk-in shower with mains shower over and wet wall panelling.

Bedroom 2 sits to the front of the property and has dual aspect windows enjoying superb rural views of the hills beyond. Bedroom three again sits to the front. This is a single room with a window overlooking the garden to the hills beyond.

Bedroom 4 again sits to the front and has dual aspect windows to the front and side and has a built-in storage cupboard.

**External**

Achinduich House is bounded by mature woodland and has a large garden to the front which is laid to lawn with mature trees and bushes. To the rear of the property is planted with native woodland trees and paths meander through to secluded seating areas from which to enjoy the peace of the area. There is a store to the rear which is separated into three compartments and has tin profile roofing.

Further land extending to approximately 3 acres may be available by separate negotiation.

**Burdens**

Rateable value 2,750  
EPC rating E48  
Services  
Private water supply  
Drainage to septic tank  
Oil fired central heating

**Note**

Our client will be retaining the name Achinduich.

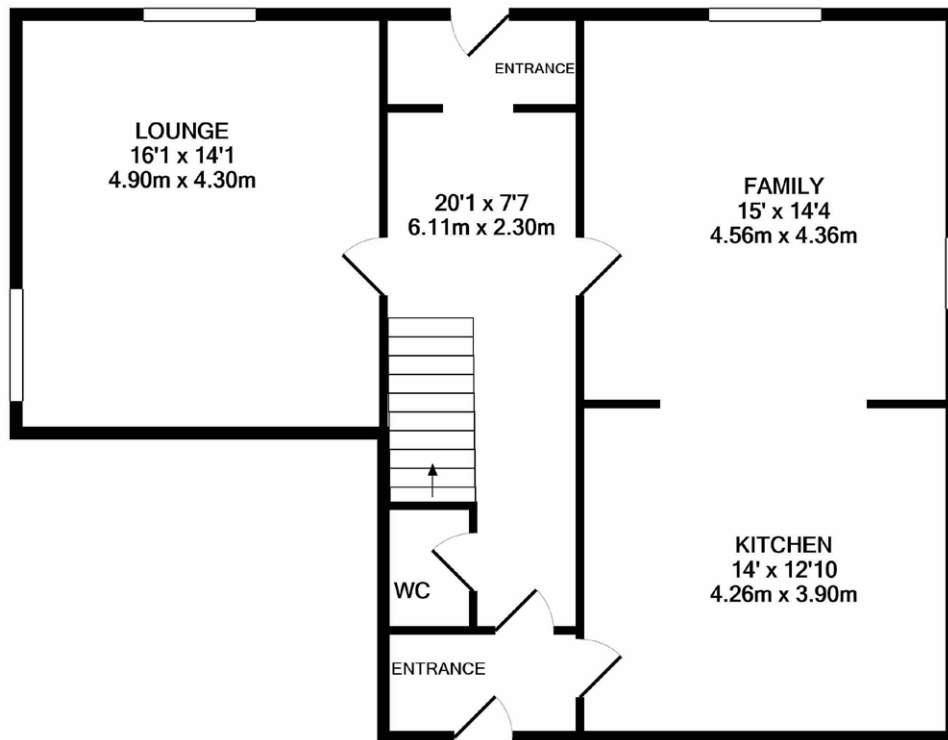
**Viewing Arrangements**

Strictly by appointment with the selling agents.

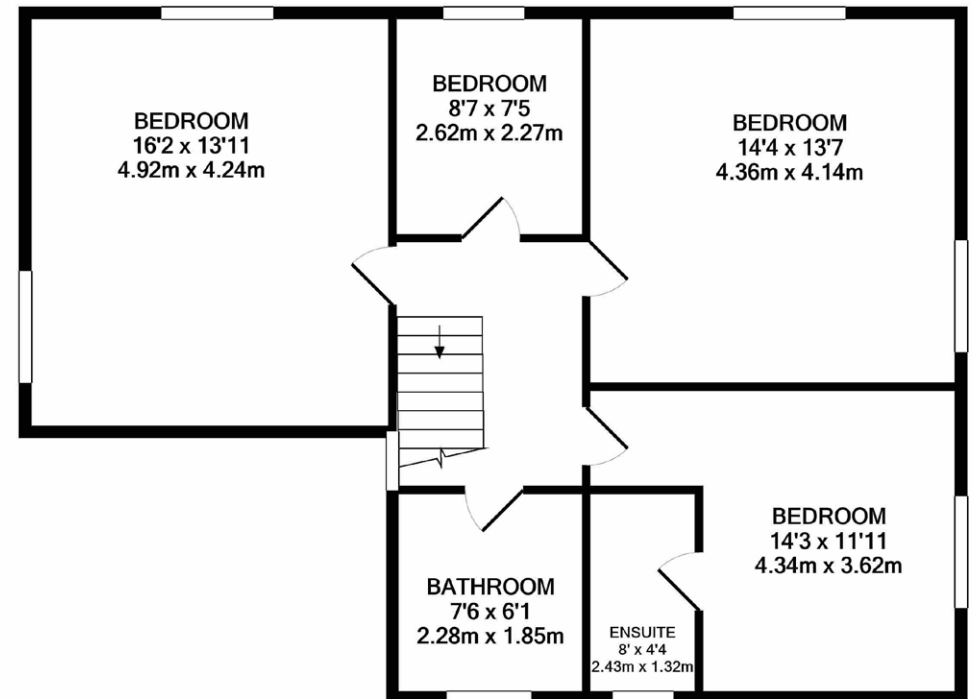
**Important Notice**

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



GROUND FLOOR  
APPROX. FLOOR  
AREA 833 SQ.FT.  
(77.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 802 SQ.FT.  
(74.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (151.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021



Old Bank of Scotland Building, 5 High Street, Beauly, IV4 7BS  
Tel: 01463 717799 Fax: 01463 716 699  
[www.bellingram.co.uk](http://www.bellingram.co.uk) [highland@bellingram.co.uk](mailto:highland@bellingram.co.uk)

